

00-0-0120

(Do Not Write Above This Line)

ORDINANCE BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

FOR CLEANING THE PREMISES AND CLOSING OF THE STRUCTURES PURSUANT TO ARTICLE III OF THE ATLANTA HOUSING CODE AND A HEARING BY THE IN REM REVIEW BOARD ON DECEMBER 30, 1999.

1573 Archer Street, SW D - 10
50 Peyton Road, SW #6 D - 10
402 Westchester Boulevard, NW D - 3

ADOPTED BY
FEB 21 2000
COUNCIL

- ☒ CONSENT REFER
☐ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER
☐ PERSONAL PAPER REFER

Date Referred 2/7/00

Referred To: Community Development / Human Resources
Date Referred

Referred To:

Date Referred

Referred To:

First Reading CP/HK

Committee CP/HK
Date 2/2/00
Chair [Signature]
Referred to CP/HK

| Committee | Date | Chair | Action: | Other: | Members | Refer To |
|-----------|--------|-------------|--------------------------------|--------|-------------|----------|
| CP/HK | 2/2/00 | [Signature] | Fav, Adv, Hold (see rev. side) | | [Signature] | |
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| Committee | Date | Chair | Action: | Other: | Members | Refer To |
|-----------|------|-------|--------------------------------|--------|---------|----------|
| | | | Fav, Adv, Hold (see rev. side) | | | |
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FINAL COUNCIL ACTION
☒ 2nd ☐ 1st & 2nd ☐ 3rd
Readings
☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED
FEB 21 2000
Dem. M. Starns
ACTING COUNCIL PRESIDENT PROTEM

CERTIFIED
FEB 21 2000
Paul Douglas Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED
FEB 29 2000
[Signature] MAYOR



**CITY COUNCIL
ATLANTA, GEORGIA**

00-0-0120

BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

**FOR CLEANING THE PREMISES AND CLOSING OF THE STRUCTURES PURSUANT
TO ARTICLE III OF THE ATLANTA HOUSING CODE AND A HEARING BY THE
IN REM REVIEW BOARD ON 12-30-99 .**

**WHEREAS, on March 16, 1987, the Council of the City of Atlanta adopted an Ordinance entitled,
"The Atlanta Housing Code of 1987"; and the same was approved by the Mayor of the City of Atlanta
on March 24, 1987; and**

**WHEREAS, on 12-30-99 , pursuant to the Atlanta Housing Code of 1987, Article III; entitled "In
Rem Procedures", hearings were held after due notice to owner(s) of and/or parties in interest before
the In Rem Review Board regarding certain structures believed to be unfit for occupancy or habitation
and to be in violation of Article III; and**

**WHEREAS, on 12-30-99 , The In Rem Review Board determined that the structures on the real
property more fully identified hereinafter, were unfit for occupancy or habitation and could be
improved, repaired, or altered at a cost of less than fifty (50%) of the value of the structures, exclusive
of the foundation and lots after the improvements have been made; and**

**WHEREAS, the In Rem Review Board did state in writing these findings of fact in support of such
determination and the In Rem Review Board issued and caused to be served upon the owner(s) of
and/or parties in interest an Order requiring the owner(s) and/or parties in interest to repair the
structures or clean the premises, vacate and close such structure(s) in accordance with Section 29 of the
Atlanta Housing Code.**

**A period of 30 days from the date of said order was allowed for the owner (s) and/or parties in
interest to comply with the Order.**

**WHEREAS, the owner(s) and/or parties in interest of the properties, failed to comply with the
Order of the In Rem Review Board within the specified time;**

THEREFORE, BE IT ORDAINED by the Council of the City of Atlanta, as follows:

SECTION I.

The Director of the Bureau of Neighborhood Conservation is forthwith authorized to:

- (1) Vacate the structure, (if occupied).**
- (2) Clean the premises and board the structure(s) in conformity with the In Rem
Review Board's Order.**
- (3) File a lien against the real property on which the structures(s) are attached for
the cost incurred.**
- (4) Maintain the property in conformity with the In Rem Review Board's Order
until the structure(s) are repaired or demolished.**

SECTION II.

All ordinances or parts of ordinances in conflict with this ordinance are repealed.



in performing the proceeding, the Director of the Bureau of Neighborhood Conservation
authorized to engage the services of the City's prequalified contractor. The real property,
which structure(s) are attached, is described as follows:

| Property Street Address | District |
|-------------------------------|----------|
| 1573 Archer Street, SW | 10 |
| 50 Peyton Road, SW #6 | 10 |
| 402 Westchester Boulevard, NW | 03 |



TO WHOM IT MAY CONCERN:

Notice is hereby given that a complaint was filed by the City of Atlanta against:

Samuel & Nancy B. Golden
IMC Mortgage Company, succ. by merger to Industry Mortgage Company, L.P.

on 11-8-99 in the Bureau of Neighborhood Conservation of the City of Atlanta, Georgia,
seeking relief against the following described real estate, to-wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 148 of the 14th District of Fulton County, Georgia and being more particularly described as follows:
BEGINNING at a point on the north side of Archer Street fifty three (53) feet east from the northeast corner of Archer Street and Cross Street, which point is at the southeast corner of Lot 22 in the subdivision hereinafter referred to, running thence east along the north side of Archer Street fifty three (53) feet to the southwest corner of Lot 13 in said subdivision; thence north along the west line of said Lot 14 and the west lines of Lot 12 and 11 in said subdivision one hundred fifty (150) feet to the southeast corner of Lot 24 in said subdivision; thence west along the south line of said Lot 24 fifty three and five tenths (53.5) feet to the northeast corner of Lot 22, hereinafter referred to; thence south along the east line of said Lot 22, one hundred fifty (150) feet to the north side of Archer Street and the point of beginning and being Lot 21 in the subdivision of the M.M. & V.P. Anderson Property as per plat by Conn & Kauffman Engineers, dated May, 1910, and recorded in Plat Book 3, Page 199, Fulton County records and being improved property known as No. 1573 Archer Street, S.W., Atlanta, Georgia according to the present system of numbering houses in the City of Atlanta.

The relief sought as to said property being to vacate, clean and close, remove or demolish such buildings, dwellings, or structures (and clean the premises thereof) found to be unfit for human habitation. This notice is filed in the Office of the Clerk of Superior Court of Fulton County, Georgia, to be recorded as provided by Georgia laws 1966, page 3089, so that said complaint shall act as a lis pendens as to such real property.

Dated: November 8, 1999

BY:

Dale S. Haygood
Bureau of Neighborhood Conservation, Official Agent

BY:

Bill Cartwright
Assistant Real Estate City Attorney



TO WHOM IT MAY CONCERN:

Notice is hereby given that a complaint was filed by the City of Atlanta against:

Timothy L. Wilson (undivided 1/2 interest) and Timothy L. Wilson, II (undivided 1/2 interest)
National Tax Funding, L.P.
Dr. George C. Lawrence

on 11-8-99 in the Bureau of Neighborhood Conservation of the City of Atlanta, Georgia,
seeking relief against the following described real estate, to-wit:

The City of Atlanta, in Land Lot 205 of the 14th District of Fulton County, Georgia, being residence Unit No. 6, Building C, Phase 1, Peyton Square Townhouse Development as shown on Plat of Survey dated November 15, 1967 prepared by Watts and Browning, Registered Surveyors, and shown as property of Peyton Center, Inc., which plat is recorded in Condominium Plat Book 2, page 2, Fulton County Records and is a part of that property of Peyton Center, Inc., recorded in Condominium Plat Book 2, page 1, Fulton County Records, which plats are hereby referred to and made a part of this description, together with all right, title and interest contained in the declaration of Peyton Square Townhouse Development recorded in Deed Book 4834, page 379, Fulton County Records, said Declaration by this reference being incorporated herein and made a part thereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided 1.43 percent interest in the common areas and facilities of said condominium. . And more commonly known as 50 Peyton Road S.W., Unit #6, Atlanta.

The relief sought as to said property being to vacate, clean and close, remove or demolish such buildings, dwellings, or structures (and clean the premises thereof) found to be unfit for human habitation. This notice is filed in the Office of the Clerk of Superior Court of Fulton County, Georgia, to be recorded as provided by Georgia laws 1966, page 3089, so that said complaint shall act as a lis pendens as to such real property.

Dated: November 8, 1999

BY:

Dale S. Hargood
Bureau of Neighborhood Conservation, Official Agent

BY:

Bill Castings
Assistant Real Estate City Attorney



TO WHOM IT MAY CONCERN:

Notice is hereby given that a complaint was filed by the City of Atlanta against:

Valdez A. Catledge
Louchious Williams
Standard Federal Savings and Loan
Henry Jones, The Money Store
Casa Investments Company, IRS

on 11-8-99 in the Bureau of Neighborhood Conservation of the City of Atlanta, Georgia,
seeking relief against the following described real estate, to-wit:

ALL that tract or parcel of land lying and being in Land Lot 175 of
the 14th District of Fulton County, Georgia, being more particularly
described as follows:

BEGINNING on the west side of West Chester Boulevard two hundred seventy
and three-tenths (270.3) feet from the southwest corner of West Chester
and Detroit Avenue; thence south along the west side of West Chester
Boulevard sixty (60) feet; thence westerly one hundred (100) feet; thence
northerly seventy (70) feet; thence eastwardly one hundred twenty nine
and seven-tenths (129.7) feet to the point of beginning; known as No. 402
WEST CHESTER BOULEVARD, according to the present system of numbering houses
in the City of Atlanta, Georgia.

The relief sought as to said property being to vacate, clean and close, remove or demolish such buildings,
dwellings, or structures (and clean the premises thereof) found to be unfit for human habitation. This
notice is filed in the Office of the Clerk of Superior Court of Fulton County, Georgia, to be recorded as
provided by Georgia laws 1966, page 3089, so that said complaint shall act as a lis pendens as to such
real property.

Dated: November 8, 1999

BY: Dale S. Hargrove
Bureau of Neighborhood Conservation, Official Agent

BY: Bill Castine
Assistant Real Estate City Attorney

A true copy,

Rhonda Dauphin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

February 21, 2000
February 29, 2000

Starnes Presided

RCS# 1772
2/21/00
2:40 PM

Atlanta City Council

Regular Session

MULTIPLE

CLEANING, CLOSING, DEMOLITION OF
STRUCTURES; 00-O-0120 AND 00-O-0121
ADOPT

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 0

| | | | |
|-----------|-----------|-----------|--------------|
| Y McCarty | Y Dorsey | Y Moore | Y Thomas |
| Y Starnes | Y Woolard | Y Martin | Y Emmons |
| Y Bond | Y Morris | Y Maddox | NV Alexander |
| Y Winslow | NV Muller | Y Boazman | NV Pitts |

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MULTIPLE